



The ENERGY STAR® Challenge

Build a Better World 10% at a Time

ENERGY STAR Leaders

EPA is pleased to recognize 13 ENERGY STAR "Leaders" who are demonstrating that a 10% improvement – and more – is within reach for organizations of all types and sizes.

EPA designates ENERGY STAR Leaders based on improvements documented through EPA's national energy performance rating system. The rating system provides an objective, standardized metric for measuring the efficiency of a building or building portfolio on a scale from 1-100. Buildings rating 75 or higher are among the most energy efficient in the country. Owners and operators of more than 20,000 buildings across the country have used the rating system to manage their energy use, improve their bottom line, and gain recognition for superior energy management.

These 13 companies, school districts, and healthcare organizations have created an organization-wide energy efficiency baseline using EPA's rating system, and raised the average rating across all of their buildings by 10 or 20 points – equivalent to approximately 10 or 20 percent -- or have achieved an average rating of 75 or better.

Cambridge Savings Bank

Cambridge, Massachusetts

20 Point Improvement & 75 or Better Portfolio-Wide Average Rating

Cambridge Savings Bank (CSB) is a full-service financial institution with just under \$2 billion in assets. With the support of senior management, CSB has improved the energy efficiency of its 13 bank branch and office buildings by approximately 20 percent. CSB also achieved an average rating of over 75 across all of its branches. CSB management sets goals for each building, with incentives for top-performing branches. Energy efficiency improvements have included lighting upgrades for several facilities, major upgrades at others, and adoption of high efficiency designs for new construction. CSB involves every employee in its energy program through a comprehensive training program. In addition to ENERGY STAR Leaders recognition, CSB earned the ENERGY STAR label for seven of its facilities. The company has enjoyed annual energy cost savings of about \$60,000 since implementing its energy program. CSB joined ENERGY STAR in 2004.

Colorado Springs School District 11

Colorado Springs, Colorado

10 Point Improvement

Colorado Springs School District 11 has assessed the energy performance of more than 90 percent of its 61 schools, undertaken improvements, and elevated the average rating across the portfolio of schools by 10 points. District 11's success reflects a strong energy management program built on the commitment of the superintendent, board of education, and a full-time coordinator, as well as incentive awards for individual schools. Major projects have included a focus on preventive maintenance, holiday shutdowns, a Lights Out Campaign to raise awareness, and retro-commissioning. To date, District 11 has achieved total energy cost savings of almost \$4 million, including more than \$750,000 in 2004 alone. The 2004 savings are equivalent to the salaries of 27 additional entry-level teachers. Colorado Springs School District 11 joined ENERGY STAR in 2003.



The ENERGY STAR® Challenge

Build a Better World 10% at a Time

New York-Presbyterian Hospital

New York, New York

10 Point Improvement

New York-Presbyterian Hospital (NYPH) comprises four hospitals—including the university hospitals of Columbia and Cornell -- as well as medical office buildings that deliver comprehensive medical services to residents of New York City. NYPH rated the energy performance of all its facilities and was recognized as an ENERGY STAR Leader for achieving a 10-point portfolio-wide improvement. To maintain continuous improvement, NYPH sponsors energy-related events, operates a conservation hotline to collect energy-saving ideas, and rewards employees for their efforts to save energy. NYPH's combined savings in energy is equivalent to generating more than \$18 million in new business. New York-Presbyterian Hospital joined ENERGY STAR in 2003.

Rochester City School District

Rochester, New York

10 Point Improvement

Rochester City School District (RCSD) educates 34,000 students in more than 50 school buildings. RCSD's success in improving its energy efficiency by 10 percent reflects the superintendent and chief financial officer's understanding that energy efficiency and sound fiscal management go hand-in-hand. In partnership with the New York State Energy Research and Development Authority, RCSD assessed the efficiency of all its facilities and conducted a district-wide energy audit. This allowed RCSD to make smart investments in high-efficiency lighting, energy management systems, and HVAC systems, add vending machine motion sensors, and make other cost-effective energy upgrades. RCSD estimates that these improvements are reducing its energy bill by more than \$850,000 annually.

South Colonie Central School District

Albany, New York

10 Point Improvement

South Colonie Central School District is made up of eight schools with a total K-12 enrollment of more than 5,700 students. Because energy is often the largest operating expense for school districts after salaries, South Colonie is committed to becoming as efficient as possible. The District has measured the energy efficiency of all of its school buildings and, through a strong energy management program, improved the overall efficiency by over 10 percent, with substantial savings in energy costs. With that success in hand, South Colonie plans to pursue more energy efficiency investments and educate staff, students, and the community about the financial and environmental benefits of energy efficiency. South Colonie joined ENERGY STAR in 2004.



The ENERGY STAR® Challenge

Build a Better World 10% at a Time

The Vanguard Group

Valley Forge, Pennsylvania

10 Point Improvement

The Vanguard Group is one of the world's largest investment fund managers, with \$750 billion in assets under management. Vanguard has 10,000 employees and 18 million institutional and individual investors. Vanguard rated the energy performance of its over one million square feet of office and financial centers, and has achieved significant improvement in energy efficiency without large capital expenditure, through high-level commitment, aggressive efficiency goals for each facility, and an overall greater focus on energy management. In addition, Vanguard is helping advance energy efficiency on a national scale through the Vanguard Calvert Social Index Fund. This fund tracks the performance of the Calvert Social Index, a benchmark for socially responsible investors, which in 2003 outperformed more than four-fifths of its peers in the overall US mutual fund universe with similar investment styles. Vanguard joined ENERGY STAR in 2001.

Columbus Hospitality Group

Columbus, Ohio

75 or Better Portfolio-Wide Average Rating

Columbus Hospitality Group owns two hotels in the Columbus area. Over the past few years, the company has undertaken a complete renovation of its properties, with the goal of making its hotels as energy-efficient as possible. Recent improvements have increased the company's energy performance and resulted in annual savings of more than \$30,000 in energy and maintenance costs. These profitable upgrades were made while maintaining or increasing guest satisfaction. With its strong energy management program, Columbus Hospitality Group has achieved an average energy performance rating of 75 and earned the ENERGY STAR for one of its properties. Columbus Hospitality Group joined ENERGY STAR in 2000.

Douglas, Emmett & Company

Los Angeles, California

75 or Better Portfolio-Wide Average Rating

Douglas Emmett is a full-service real estate investment and management firm whose properties total 8.9 million square feet, primarily made up of Class A high-rise and mid-rise office buildings and luxury apartment communities. Working closely with ENERGY STAR partner Servidyne Systems, Douglas Emmett has measured the energy performance of 43 buildings and, in addition to demonstrating overall top performance with an average rating of more than 75, has increased energy efficiency by six percent and earned the ENERGY STAR label for 14 office buildings. Douglas Emmett joined ENERGY STAR in 1999.

Food Lion, LLC

Salisbury, North Carolina

75 or Better Portfolio-Wide Average Rating

Food, LLC is one of the largest supermarket chains in the United States, operating over 1,200 stores in an 11 state area. Over the past four years, Food Lion's comprehensive energy management program has helped the company reduce its energy use by more than 1.6 trillion BTUs, exceeding even its most optimistic energy management goals. During 2004, Food Lion brought the number of stores earning the ENERGY STAR label to 200 and was recognized as an ENERGY STAR Leader for achieving a portfolio-wide rating greater than 75. Food Lion joined ENERGY STAR in 1998.



The ENERGY STAR® Challenge

Build a Better World 10% at a Time

Giant Eagle, Inc.

Pittsburgh, Pennsylvania

75 or Better Portfolio-Wide Average Rating

Giant Eagle's successful energy management program for its 215 corporate and independently operated supermarkets relies on a clear mission statement linked to long-term goals for energy reduction and routine progress reports. Giant Eagle uses EPA's energy performance rating system to identify stores that are good candidates for retrofit or re-commissioning and to track energy savings over time. In 2004 Giant Eagle became the first supermarket company to label over half of its corporate owned facilities with a total of 72 labeled facilities. Giant Eagle joined ENERGY STAR in 2001

Granite Properties

Plano, Texas

75 or Better Portfolio-Wide Average Rating

Granite Properties is a diversified real estate investment and management company with offices in Atlanta, Dallas, and Houston. Granite owns, manages and leases more than three million square feet of office properties located in the South Central US. In 2004, Granite reduced its energy use significantly through capital investments, including installing more efficient equipment in its office buildings, and now routinely tracks the energy savings from these improvements. Granite also promotes energy efficiency to its employees and customers. Granite has achieved a portfolio-wide rating greater than 75 and owns and operates eight ENERGY STAR labeled properties. Granite Properties joined ENERGY STAR in 2000.

H-E-B Grocery Company

San Antonio, Texas

75 or Better Portfolio-Wide Average Rating

H-E-B is the largest private employer in Texas, with over 60,000 associates, more than 300 stores in Texas and Northern Mexico, and over \$10 billion in annual sales. The company has made superior energy performance a major priority, with a management system that continuously identifies new opportunities for savings. In 2004, H-E-B earned recognition for establishing an energy efficiency baseline for all its buildings, and achieving a portfolio-wide energy rating of 75 or better. In addition, H-E-B has earned the ENERGY STAR label for 137 of its stores. H-E-B joined ENERGY STAR in 1998.

USAA Real Estate Company

San Antonio, Texas

75 or Better Portfolio-Wide Average Rating

USAA Real Estate Company, the investor, owner, and manager of real estate for its parent company, United Services Automobile Association, operates a portfolio of over 22 million square feet of commercial real estate nationwide. USAA focuses on "year to year" improvements across its properties, environmental benefits, and communicating to customers and the real estate industry as a whole about the value of efficient buildings. USAA's efforts to improve efficiency saved the company \$2.6 million in energy costs in 2004. USAA has demonstrated a portfolio-wide rating greater than 75 and currently operates eight ENERGY STAR labeled office buildings. USAA joined ENERGY STAR in 2001.